

Minutes of District 23 Buildings & Sites Committee Meeting

The Board of Education Prospect Heights School District 23

A District 23 Buildings & Sites Committee Meeting of the Board of Education of Prospect Heights School District 23 was held Tuesday, February 2, 2021, beginning at 7:00 AM in the Grodsky Administration Building
700 N Schoenbeck Rd
Prospect Heights, IL 60070.

I. Call to Order

II. Discussion Items

A. Lost Time / Overtime Report 1/6-1/26

Attached is the lt/ot report from 1/6/21 to 1/26/21.

B. HVAC Retrofit Work - Summer 2021 Work

Summer 2021 project drawings were completed early January and presented to EMCOR and Honeywell for proposal submittal. The costs and proposals received were in line with costs for summer 2019 and 2020. Per the Capital Improvement Plan presented in January, the total budget estimate for HVAC 2021 at Ross & Sullivan was \$707,140.00. EMCOR's, Honeywell's, and eCube 2021 proposals total \$593,000.00, well within anticipated budget estimates.

1. EMCOR HVAC Retrofit Proposal

EMCOR has submitted the attached proposal for the Summer 2021 HVAC Retrofit Work in the amount of \$421,000.00. This cost includes a \$15,000 allowance. Brian has reviewed the proposal and scope of work with EMCOR. The costs (sub contractors, materials, labor, etc.) included in the proposal are comparable and in line with similar costs from 2019 and 2020 work. We recommend approving EMCOR's proposal at the February Board meeting.

2. Honeywell HVAC Retrofit Proposal

Honeywell has submitted the attached proposal for the Summer 2021 HVAC Retrofit Work in the amount of \$148,000.00. This cost includes a \$10,000 allowance. Brian has reviewed the proposal and scope of work with Honeywell. The costs (sub contractors, materials, labor, etc.) included in the proposal are comparable and in line with similar costs from 2019 and 2020 work. We recommend approving Honeywell's proposal at the February Board meeting.

3. eCube HVAC Retrofit Commissioning Proposal

eCube's proposal for commissioning agent services for Summer 2021 HVAC Retrofit work is attached. The proposal is NTE \$24,000 and is consistent with previous year's costs. This proposal will be presented for Board approval at the February Board meeting.

C. IKE Parking Lot Sealcoating Work - Summer 2021 Work

A sealcoating RFP was created and solicited to 5 contractors. We received 2 competitive proposals back from Maul Asphalt (\$10,654.00) and Hastings Asphalt (\$10,726.38). Maul

provided the lowest proposal and has successfully completed projects for the District the last 3 years.

1. Maul Asphalt Sealcoating Proposal

Maul provided the lowest proposal in the amount of \$10,6540.00. This proposal will be presented at the February Board meeting for approval.

D. Building Rental Discussions - Renewal of Polish Schools, 214

The following list represents our five largest community partnership groups and their current contract expiration dates:

Sobiekzi School (Saturdays @ MAC, 8/31/20)

Rutkiewicz School (Fridays & Saturdays @ Ross/Sull, 8/31/20)

DAY Group (Sundays @ MAC, 9/16/20)

WildStang Robotics (M-Sa @ MAC, 6/30/21)

Also WildStang is planning on using MacArthur on starting on Saturdays this April. Historically they have not been charged for any weekend use. However due to no groups/custodians on site on Saturdays at this time, we are proposing to recover the OT wages that we would incur to provide custodial coverage. Also, due to COVID mitigation, there is a higher level of care needed while WildStang is onsite and more thorough cleaning and disinfection needs of used areas. The attached invoice is what we are proposing to charge WildStang for Saturday use. The proposed cost is \$345.68 per use, which covers 8 hours of labor (8:30AM-4:30PM)

E. Furniture Updates

As the Business Office reviews the budget in comparison to the actuals on an ongoing basis, the "go ahead" has been given to utilize the non-discretionary BOE allocation for furniture purchases. Amy is working with the buildings to identify remaining budgetary funds in order to place purchase orders by the end of March.

F. Overview of Building Intercom Systems

R&D - The attached presentation provides an over view of the Districts building intercom systems, initial replacement plans, and improvements benefits after replacement. BSR to review.

G. Honeywell Service Contract Renewal Strategy

Honeywell's current service contract (5 year contract) expires, Feb 28, 2021. Honeywell's contract covers security and burglar alarms, security cameras, door access control, fire alarm systems, and HVAC building automation systems. Honeywell has had significant service related difficulties since June 2020. Brian has initiated many conversations/meetings since July with Honeywell management to remedy the service issues. Honeywell has presented a roadmap for success with District 23, and service has been slowly improving. Administration is pursuing a 1 year service contract. Should Honeywell successfully fulfill it's service roadmap, Administration would then recommend entering into another long term contract which typically is 5 years in length.

III. Old Business

A. Approval of Minutes - Buildings & Sites Committee Meeting of January 5, 2021

The Buildings and Sites Committee recommends approval of the minutes from the January 5, 2021 meeting as written.

Approve minutes. This motion, made by Jim Bednar and seconded by Pat Chester, Passed.
Donald Angelaccio: Yea, Jim Bednar: Yea, Pat Chester: Yea, Amy McPartlin: Yea, Brian
Rominski: Yea, Amy Zaher: Yea

IV. New Business

Planning for ESSERs Discussion in the Spring.

V. Adjournment

I move to adjourn. This motion, made by Jim Bednar and seconded by Pat Chester, Passed.
Donald Angelaccio: Yea, Jim Bednar: Yea, Pat Chester: Yea, Amy McPartlin: Yea, Brian
Rominski: Yea, Amy Zaher: Yea